NOTES

1. LOCUS: MAP 58 LOT 2 & LOT 8 PARCEL ID. #058-2-0-R AND #058-8-0-R
MAP 57 LOT 1 & LOT 2-A PARCEL ID. #057-1-0-R (#96 PURCHASE STREET) AND #057-2-A-R (LEE WAY)

2. OWNER:/APPLICANT JOHNSON CRANBERRIES LIMITED PARTNERSHIP
AND JOHNSON BROTHERS CRANBERRIES LLC
FRANCIS V. JOHNSON, GENERAL PARTNER AND MANAGER
315 PURCHASE STREET MIDDLEBOROUGH, MA 02346

3. DEED REFERENCE: BOOK 14521 PAGE 294 (LOT 2) & BOOK 35801 PAGE 248 (LOT 8)
BOOK 39242 PAGE 232 (LOT 1) & BOOK 14931 PAGE 136 (LOT 2-A)

FIELD SURVEY BY JOHN R. FARREN, PLS-FLAHERTY & STEFANI, INC. JANUARY 2022.

4. ZONE: RESIDENTIAL-AGRICULTURAL (RA)

5. THE LOT IS NOT LOCATED WITHIN A FLOOD HAZARD
AREA NOR WITHIN PRIORITY HABITAT AREAS FOR RARE OR ENDANGERED SPECIES.

6. PROPOSED TWO RESIDENTIAL DWELLINGS WILL HAVE A PRIVATE SEPTIC SYSTEM & WELL.

ZONE RA – RESIDENTIAL–AGRICULTURAL ZONING & SUBDIVISION REQUIREMENTS

	REQUIRED:	PROVIDED: LOT 1:	PROVIDED: LOT 2:
AREA:	60,000 SF	80 AC.	64 AC.
FRONTAGE:	150 FT.	>500 FT	348 FT
FRONT YARD:	50 FT.	58 FT	52 FT
REAR YARD:	50 FT.	>200 FT.	>200 FT.
SIDE YARD:	30 FT.	81 FT.	49 FT.
MAXIMUM HEIGHT:	<35 FT	35 FT	35 FT
LOT WIDTH % OF FRONT.:	80%	100%	100%
BUILDING COVERAGE:	30%	<1%	<1%
LOT SHAPE WIDTH:	75 FT.	>200 FT.	>200 FT.
CUL–DE–SAC ROW WIDTH:	50 FT.	50 FT.	
PAVEMENT WIDTH:	24 FT.	24 FT.	
SIDEWALK WIDTH:	4 FT.	4 FT.	
PAVEMENT DEPTH:	3"	3"	
GRADE OF ROADWAY:	2%	2%	
STREET OFFSET FROM OPPOSITE SIDE:	250 FT.	>250 FT.	
WETLANDS APPROVED THROUGH ANRAD	YES	NOT YET*	

* WAIVERS REQUESTED FROM SUBDIVISION REGULATIONS



AERIAL: 1" =1000'

PRELIMINARY SUBDIVISION PLAN

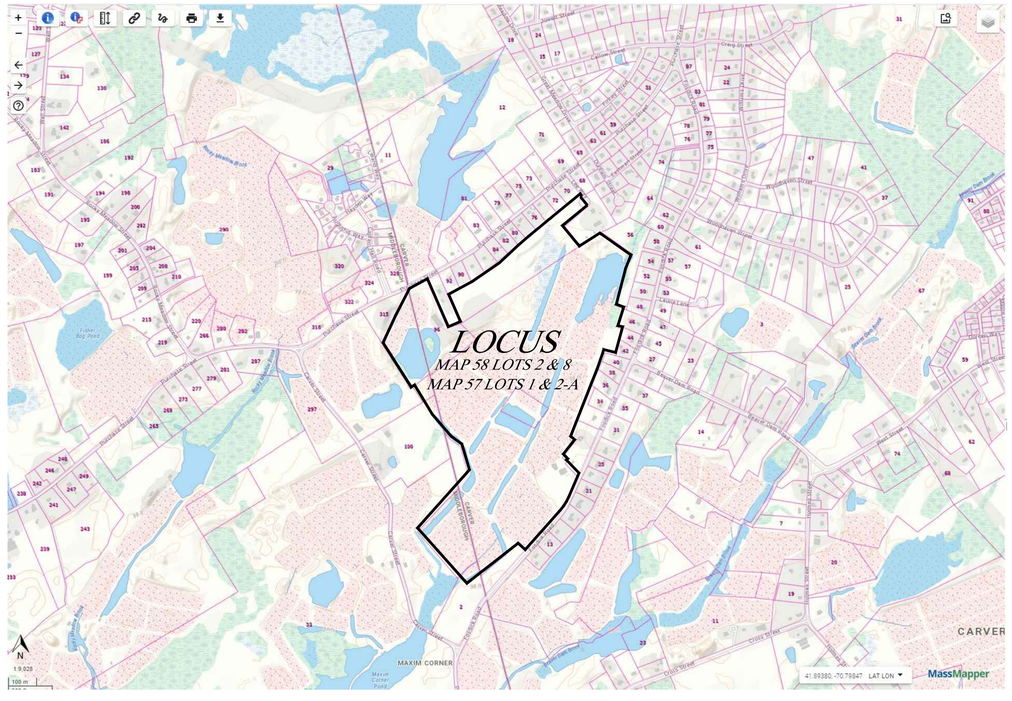
TO CREATE TWO RESIDENTIAL LOTS-RESIDENCES AT JOHNSON BOGS

OWNER/APPLICANT: JOHNSON CRANBERRIES LIMITED PARTNERSHIP

OWNER: JOHNSON BROTHERS CRANBERRIES LLC

LOCATION: OFF FOSDICK ROAD & PURCHASE STREET & LEE WAY
CARVER, MA

DATE: APRIL 6, 2022



LOCUS: 1" = 800'

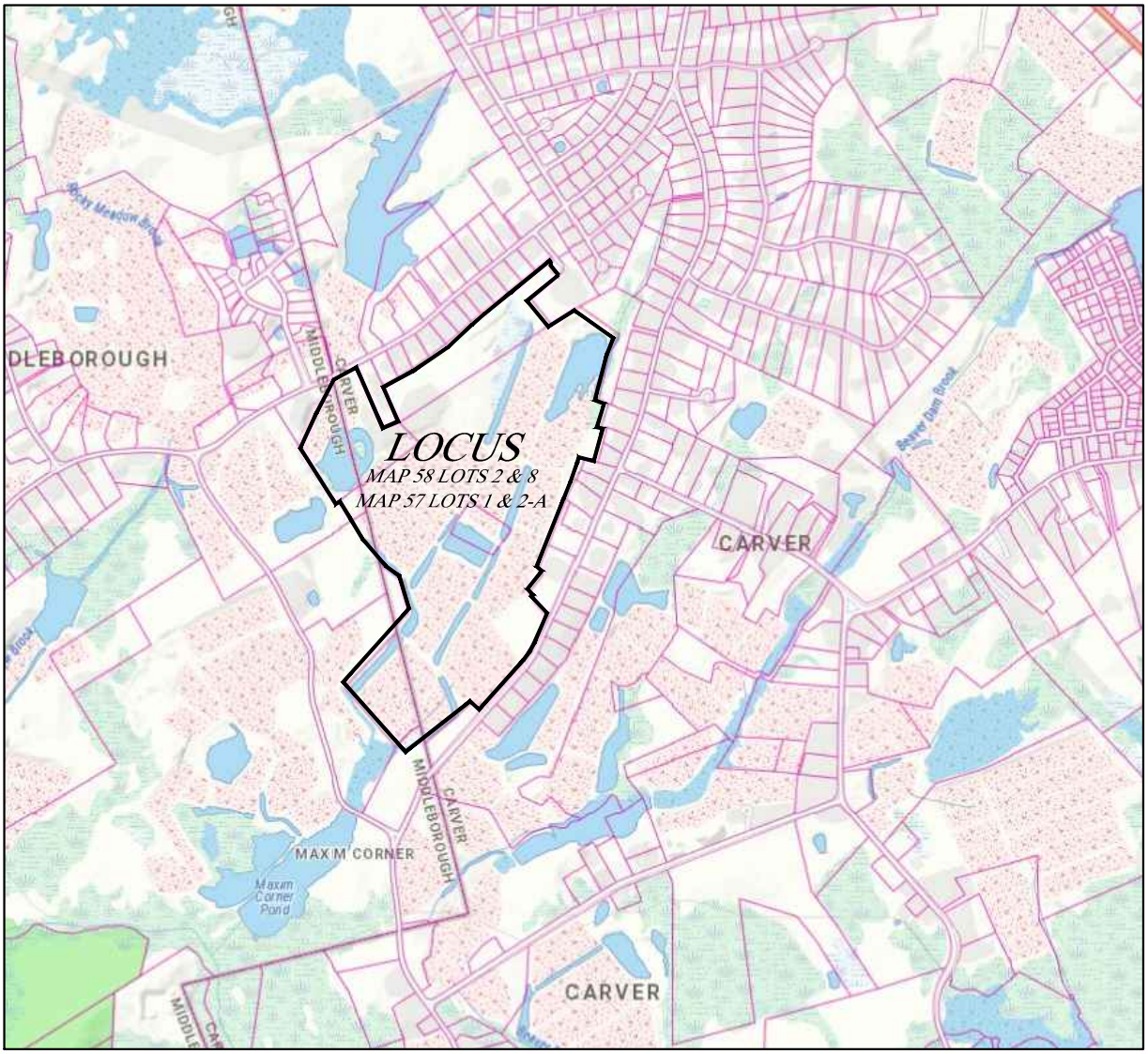
PREPARED BY:
FLAHERTY & STEFANI, INC.
67 SAMOSET STREET
PLYMOUTH, MA 02360
PHONE: (508) 747-2425
FAX: (508) 747-3991
MARK@FS-ENG.COM

COMMONWEALTH OF MASSACHUSETTS
MARK M. FLAHERTY
CIVIL
No. 33853
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
JOHN R. FARREN
No. 33590
REGISTERED LAND SURVEYOR

LIST OF DRAWINGS

SHEET 1 COVER SHEET WITH NOTES
SHEET 2 LOT LAYOUT PLAN
SHEET 3 GRADING/UTILITY AND PROFILE



NO ESTIMATED HABITAT FOR RARE WILDLIFE AND VERNAL POOLS WITHIN LOCUS

FLAHERTY & STEFANI INC. 67 SAMOSET STREET PLYMOUTH, MA. 02360 (508)747-2425	**SITE LOCUS MAP 57 PCL 1 & 2-A** **SITE LOCUS MAP 58 PCL 2 & 8** QUADRANGLE MAP ESTIMATED HABITAT AREA	**RESIDENCES AT JOHNSONS BOGS** OFF FOSDICK ROAD & PURCHASE ST. CARVER, MA. FIG-2

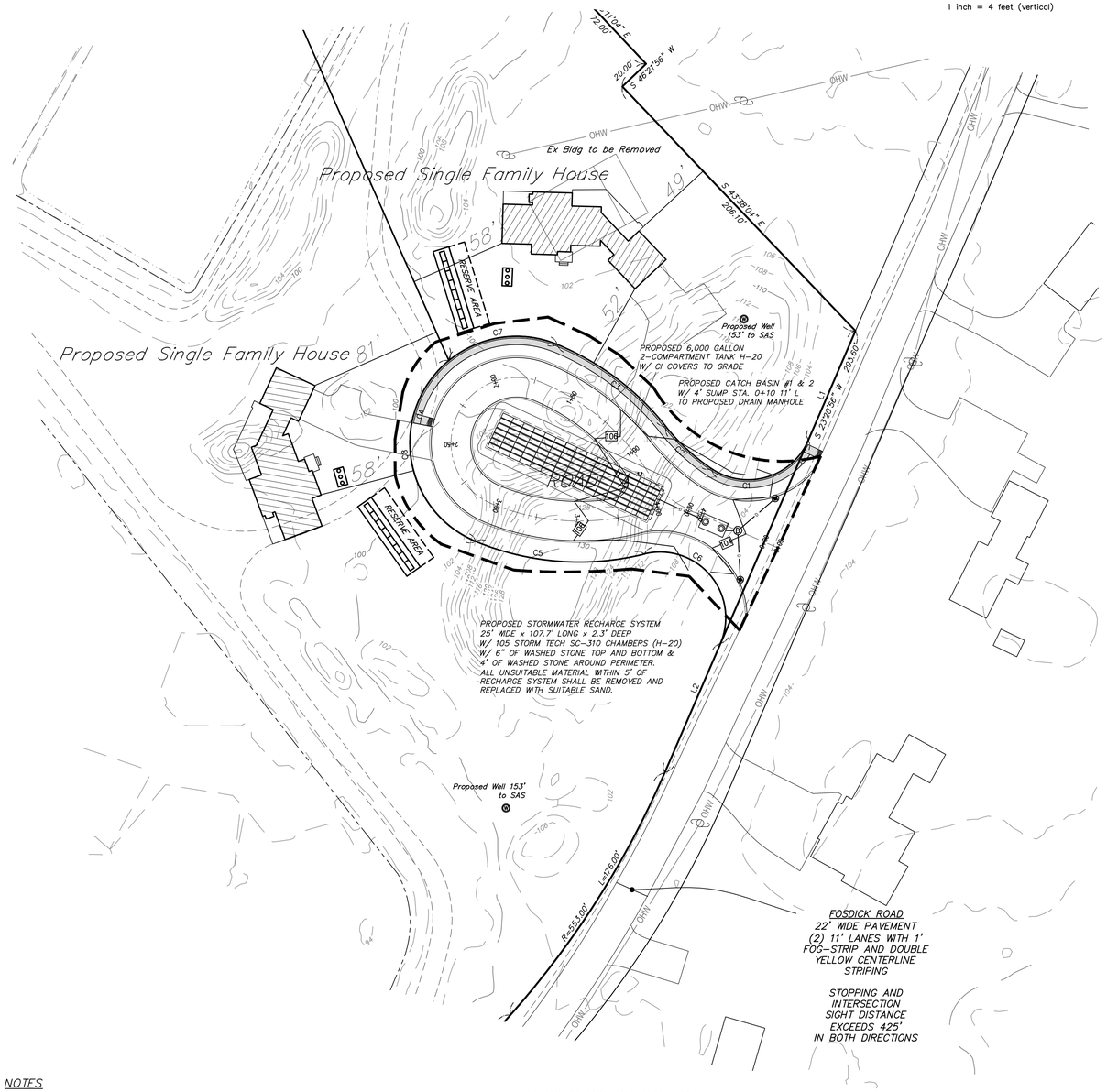
PLAN / PROFILE SCALE

1 inch = 40 feet (horizontal)

0 10 20 30 40 60 80 120

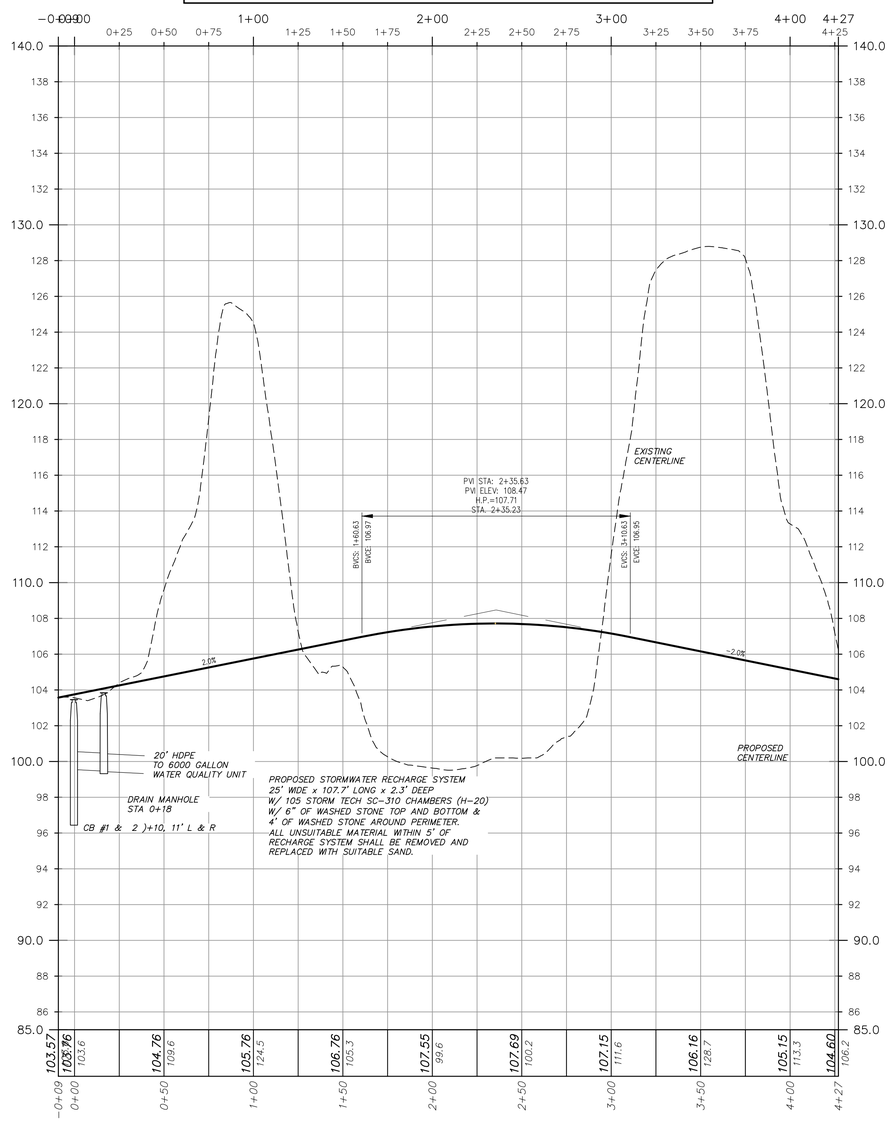
0 1 2 3 4 6 8 12

1 inch = 4 feet (vertical)



CUL-DE-SAC (1)

Scale: 1" = 40' horizontal / 1" = 4' vertical



N

W E

MA. COORD. SYSTEM

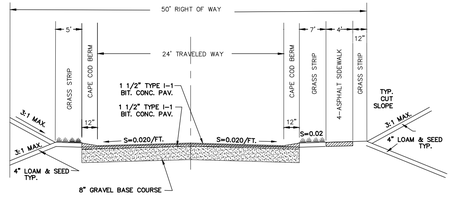
S

NOTES

1. LOCUS: MAP 58 LOT 2 & LOT 8 PARCEL ID. #058-2-0-R AND #058-8-0-R MAP 57 LOT 1 & LOT 2-A PARCEL ID. #057-1-0-R (#96 PURCHASE STREET) AND #057-2-A-R (LEE WAY)
2. OWNER:/APPLICANT JOHNSON CRANBERRIES LIMITED PARTNERSHIP AND JOHNSON BROTHERS CRANBERRIES LLC FRANCIS V. JOHNSON, GENERAL PARTNER AND MANAGER 315 PURCHASE STREET MIDDLEBOROUGH, MA 02346
3. DEED REFERENCE: BOOK 14521 PAGE 294 (LOT 2) & BOOK 35801 PAGE 248 (LOT 8) BOOK 39242 PAGE 232 (LOT 1) & BOOK 14931 PAGE 136 (LOT 2-A) FIELD SURVEY BY JOHN R. FARREN, PLS-FLAHERTY & STEFANI, INC. JANUARY 2022.
4. ZONE: RESIDENTIAL-AGRICULTURAL (RA)
5. THE LOT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA NOR WITHIN PRIORITY HABITAT AREAS FOR RARE OR ENDANGERED SPECIES.
6. PROPOSED TWO RESIDENTIAL DWELLINGS WILL HAVE A PRIVATE SEPTIC SYSTEM & WELL.
7. SOILS ON PROPERTY CONSIST OF CARVER SERIES (#7) MATERIAL.

ZONING CLASSIFICATION: RA

LOT SIZE.....60,000 s.f. (70% UPLAND)
LOT FRONTAGE....150'
FRONT YARD.....50'
SIDE YARD.....30'
REAR YARD.....50'



STREET CROSS-SECTION

NOT TO SCALE

RESIDENCES AT JOHNSON BOGS

PRELIMINARY SUBDIVISION PLAN

GRADING & PROFILE PLAN

IN

CARVER, MASS.

OF

MAP 57 PARCEL 1 & PARCEL 2A &
MAP 58 PARCEL 2 & 8
OFF FOSDICK ROAD & PURCHASE STREET
& LEE WAY

PREPARED BY

FLAHERTY & STEFANI, INC.
67 SAMOSET STREET
PLYMOUTH, MA 02360
tel: (508) 747-2425

SCALE: 1" = 140' APRIL 6, 2022

Easement Line Table		
Line #	Bearing	Distance
L1	N 23° 20' 56" E	72.64'
L2	S 23° 20' 56" W	85.73'

Curve Table			
Curve #	Radius	Length	Chord
C1	40.00'	69.91'	S 73°25'14" W 61.35'
C2	120.00'	38.12'	N 47°24'27" W 37.96'
C3	165.00'	84.05'	N 52°54'05" W 83.15'
C4	65.00'	204.20'	S 22°30'17" W 130.00'
C5	165.00'	104.92'	S 85°42'43" E 103.16'
C6	40.00'	88.86'	S 40°17'23" E 71.68'
C7	65.00'	70.24'	S 81°32'50" W 66.87'
C8	65.00'	133.96'	S 8°27'10" E 111.48'

PURCHASE STREET

LEE WAY

FOSDICK ROAD

N 61°39'56" E 229.35'

N 27°21'02" E 536.61'

N 24°39'04" E 345.36'

N 32°20'54" W 593.39'

S 57°11'24" W 45.10'

N 31°25'55" W 175.60'

N 30°44'36" W 1,106.± L.F.

N 40°41'36" W 149.10'

N 16°31'39" W 304.30'

N 41°46'21" E 879.88'

N 54°17'56" W

S 23°29'00" E 590.78'

N 23°29'00" W 335.22'

N 66°31'00" E 149.44'

N 61°39'51" E 300.19'

N 55°39'56" E 372.64'

N 46°55'15" E 300.68'

N 48°51'26" E 150.07'

N 50°35'01" E 300.00'

N 50°35'01" E 451.02'

S 39°24'59" E 10.00'

R=50.00'

L=189.50'

S 50°35'01" W 362.88'

S 39°24'59" E 299.40'

N 57°37'32" E 275.27'

S 54°39'25" E 430.12'

S 22°04'12" W 186.84'

S 14°41'12" W 424.00'

S 70°06'31" E 89.50'

S 17°19'31" W 221.80'

S 76°48'58" E 55.50'

S 15°24'56" W 301.49'

S 76°08'44" W 138.10'

S 14°57'16" W 44.88'

S 19°35'36" W 188.32'

S 21°39'32" W 157.64'

S 21°31'48" W 656.09'

S 38°24'56" W 206.20'

S 43°38'04" E 206.14'

S 25°20'56" W 293.60'

S 41°35'03" W 597.22'

N 47°28'28" E 108.34'

N 41°43'39" W 836.00'

S 51°59'12" W 734.31'

N 23°45'19" W 2380.60'

WATER ELEVATION 98±

WATER ELEVATION 100±

WATER ELEVATION 96±

WATER ELEVATION 94±

WATER ELEV. =98.±

JOHNSON CRANBERRIES LIMITED PARTNERSHIP PARCEL 57-2-A-R BK. 14931/136

JOHNSON BROS. CRANBERRIES, LLC PARCEL 57-1-0 BK. 39242/232

JOHNSON CRANBERRIES LIMITED PARTNERSHIP PARCEL 58-2-0 BK. 14521/294

JOHNSON CRANBERRIES LIMITED PARTNERSHIP PARCEL 58-8-0 BK. 35901/248

RAYMOND J. & N/F CRISTIN M. DIXON PLAN BK. 22/133

N/F FRANCIS V. & ROBIN L. JOHNSON PLAN BK. 52/874

N/F WAYNE & ELAINE HANNULA PLAN BK. 62/969

N/F RUSSELL & AILEEN BURNS FAMILY TRUST PLAN BK. 62/969

N/F OIVA HANNULA & SONS, INC. DEED BK. 4141/248

N/F HARJU BROS. CRANBERRIES, INC. DEED BK. 13371/55

PROPOSED LOT 1
3,485,296± s.f.
80.01± ac.
Uplands 8.6 Ac.

PROPOSED LOT 2
2,787,668± s.f.
64.00± ac.
Uplands 25.0 Ac.

Proposed Single Family House

ROAD "A"

FOSDICK ROAD
22' WIDE PAVEMENT
(2) 11' LANES WITH 1' FOG-STRIP AND DOUBLE YELLOW CENTERLINE STRIPING

STOPPING AND INTERSECTION SIGHT DISTANCE EXCEEDS 425' IN BOTH DIRECTIONS

MA. COORD. SYSTEM

COMMONWEALTH OF MASSACHUSETTS
MARK M. FLAHERTY
CIVIL
No. 33853
REGISTERED
PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
JOHN R. FARREN
No. 33590
PROFESSIONAL LAND SURVEYOR

PLAN SCALE
0 24 48 72 96 120 180 400 360
1 inch = 120feet

RESIDENCES AT JOHNSON BOGS
PRELIMINARY SUBDIVISION PLAN

LOTTING PLAN

IN

CARVER, MASS.

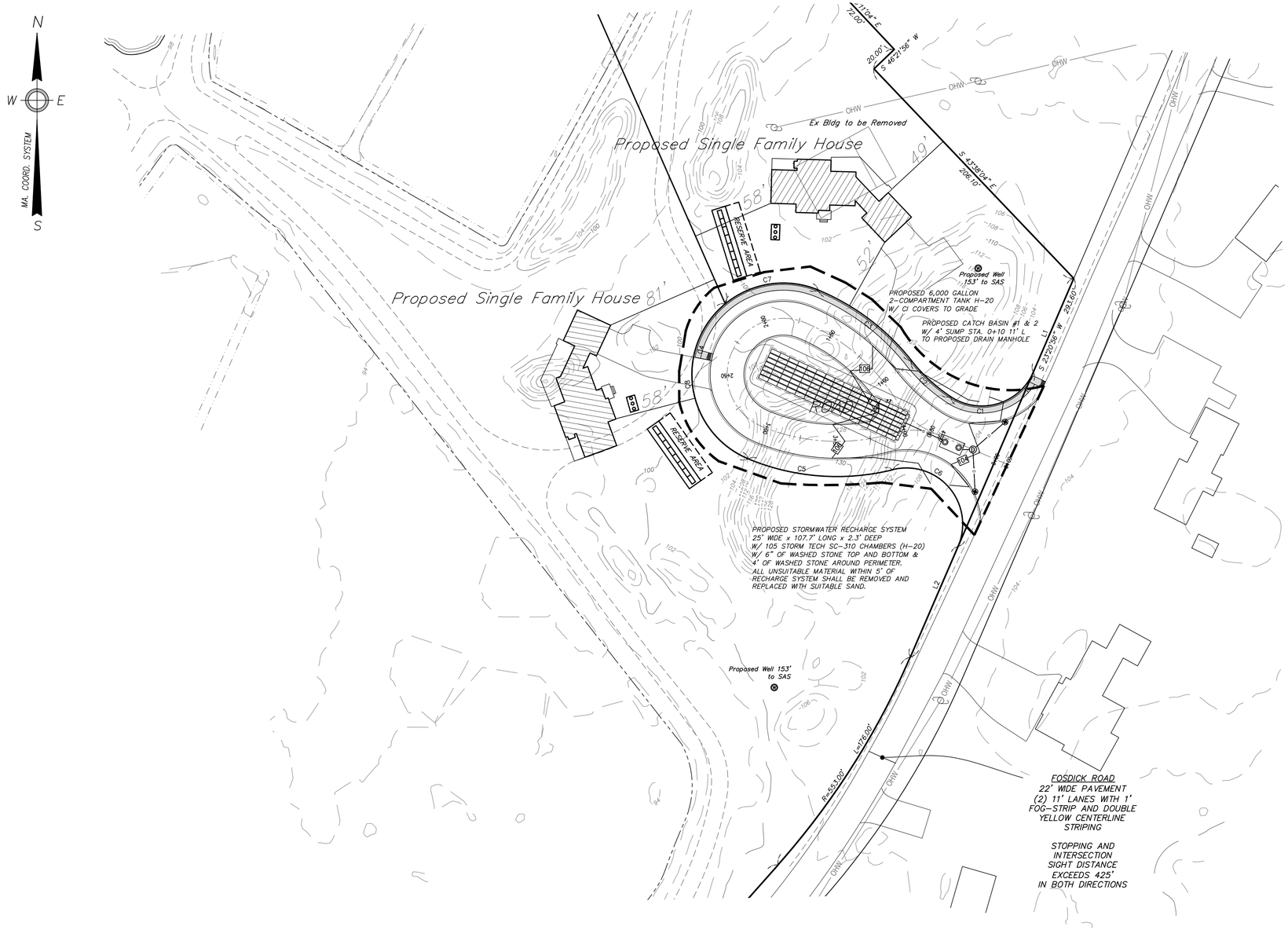
OF

MAP 57 PARCEL 1 & PARCEL 2A &
MAP 58 PARCEL 2 & 8
OFF FOSDICK ROAD & PURCHASE STREET & LEE WAY

PREPARED BY

FLAHERTY & STEFANI, INC.
67 SAMOSET STREET
PLYMOUTH, MA 02360
tel: (508) 747-2425

SCALE: 1" = 140' APRIL 6, 2022



RESIDENCES AT JOHNSON BOGS
PRELIMINARY SUBDIVISION PLAN

POST CONSTRUCTION WATERSHED PLAN

IN

CARVER, MASS.

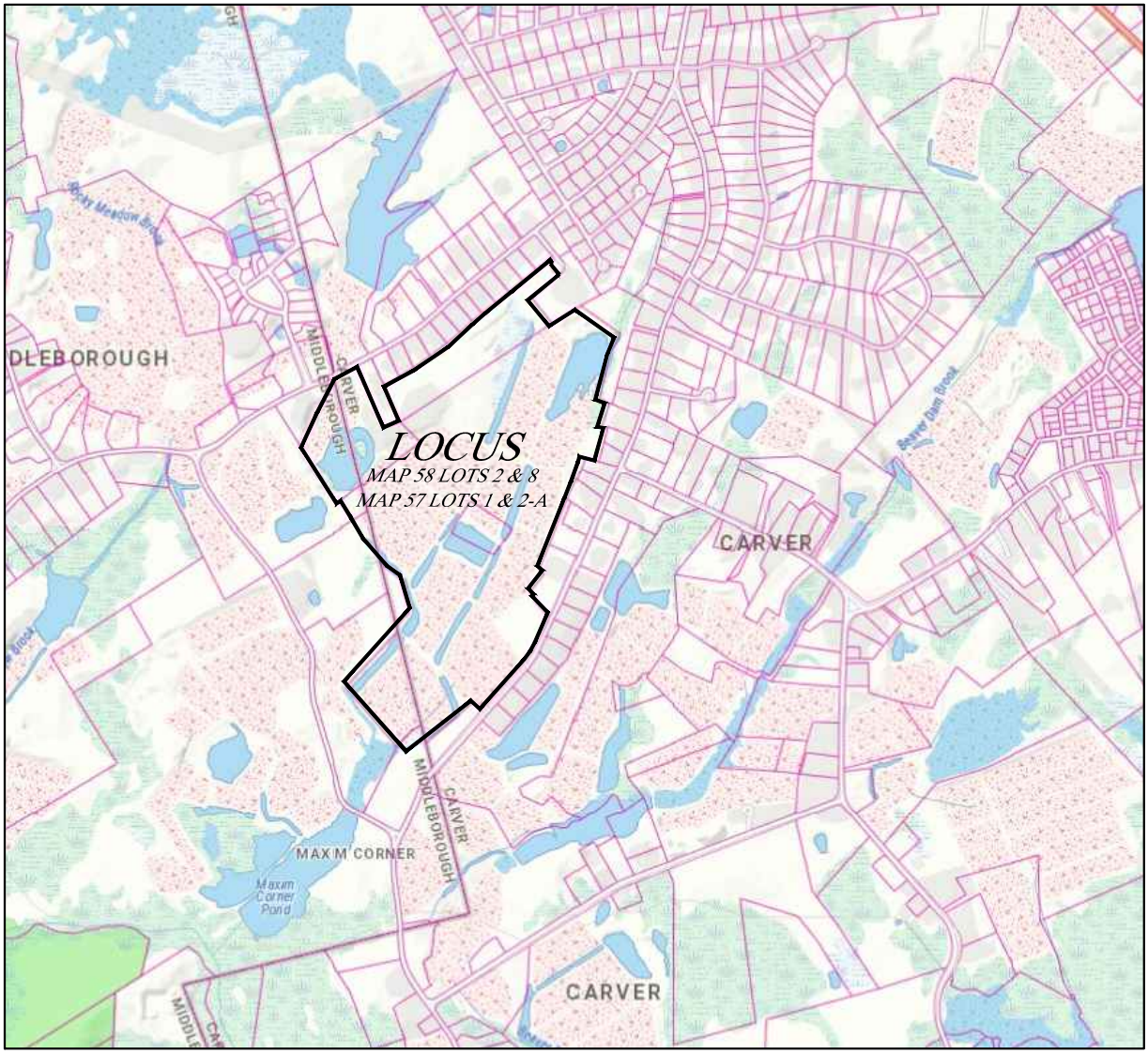
OF

MAP 57 PARCEL 1 & PARCEL 2A &
MAP 58 PARCEL 2 & 8
OFF FOSDICK ROAD & PURCHASE STREET
& LEE WAY

PREPARED BY

FLAHERTY & STEFANI, INC.
67 SAMOSET STREET
PLYMOUTH, MA 02360
tel: (508) 747-2425

SCALE: 1" = 140' APRIL 6, 2022



NO PRIORITY HABITAT WITHIN LOCUS

FLAHERTY & STEFANI INC. 67 SAMOSET STREET PLYMOUTH, MA. 02360 (508)747-2425	**SITE LOCUS MAP 57 PCL 1 & 2-A** **SITE LOCUS MAP 58 PCL 2 & 8** QUADRANGLE MAP ESTIMATED HABITAT AREA	**RESIDENCES AT JOHNSONS BOGS** OFF FOSDICK ROAD & PURCHASE ST. CARVER, MA. FIG-1